

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF DECEMBER 08, 2008**

A Regular meeting of the Pocono Township Planning Commission was held on December 08, 2008, at 7:00 p.m. in the Pocono Twp. Municipal Building, Tannersville, PA. Frank Ruggiero, Chairperson, opened the meeting, followed by the Pledge of Allegiance.

Present: Frank Ruggiero, Chairman; Scott Ewing, Robert Demarest, Gordon Holz, Ronald Swink and Jane Cilurso were present. Absent: Dennis Schmoyer

Timothy McManus, Solicitor was absent. Ross Boucher, Boucher & James, Inc., was present. Steven Meylach, Zoning Officer, was absent.

COMMENTS: Frank Ruggiero, Chairman, explained that each visitor has a right to comment at this time or before any action is taken on a matter. There were no comments at this time. Chairman Ruggiero noted that all scheduled Pocono Twp. Planning Commission meetings will run from 7:00 p.m. to 9:30 p.m. In the event of a discussion at 9:30 pm., the P.C. will attempt to finish it; however, the P.C. will not undertake any new plan after 9:30 p.m. Chairman Ruggiero also noted that no more than five major comments from the Twp. engineer's review letter or other comments would be discussed at the meetings.

MINUTES: A motion was made, seconded and carried (Holz/Swink) to approve the 11/24/08 Planning Commission Minutes, there being no additions or corrections.

BILLS: A motion was made, seconded and carried (Ewing/Demarest) to forward the Secretary's invoice for the month of December, 2008, to the Pocono Twp. Supervisors for payment.

CORRESPONDENCE: None, except what pertained to the plans, which was read at the time of plan review.

PRESENTATION OF NEW PLANS: 1) Sanofi Pasteur, Inc., Tank Storage Land Development Plan - \$530.00 Plan Fee paid. \$300.00 Stormwater Mgmt. fee paid. Plan submitted 12/05/08 for 12/08/08 P.C. meeting. RFMs No one represented the plan. The Planning Commission did not accept the plan. The use of the tank was not defined.

TABLING OF PLANS: A motion was made, seconded and carried (Holz/Ewing) to recommend that the Planning Commission members table the following plans: 1) The Village at Iroquois Ridge Major Subdivision Preliminary Plan; 2) Pocono Manor Tentative PRD Preliminary Plan; 3) Camelback Hotel and Waterpark - Land Dev. Plan and Minor Subdivision; and 4) The Lands of The Spirit of Swiftwater, Inc. (Office) Preliminary Plan.

PRESENTATION OF PLANS FOR FINAL APPROVAL: None

PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL:

1) The Village at Iroquois Ridge REVISED Major Subdivision Preliminary Plan and Planning Modules - Plan submitted 12/01/06 for 12/11/06 P.C. meeting. \$3,272.00 plan fee paid. 3 RFMs The plan was tabled at the 11/24/08 P.C. meeting. **The Sup'v. at their 11/17/08 meeting accepted a 90-day Waiver request - from 12/09/08 until 02/09/09. The last P.C. mtg. is 01/26/09; the last Sup'v. meeting is 02/02/09. The Sup'v. approved the six RFMs as requested. The Sup'v. rejected the requested zone from change from R-1 to R-2. See above motion for tabling of the Plan.**

2) Snyder Major Subdivision Preliminary Plan - \$1,650.00 fee paid. Plan submitted 07/13/08 for the 07/23/07 P.C. meeting. The plan was tabled at the 11/24/08 P.C. meeting. **The Sup'v. at their 10/06/08 meeting accepted a 90-day Waiver letter - from 10/20/08 to 01/18/09. The last P.C. mtg. is 12/22/08; the last Sup'v. mtg. is 01/05/09. A 90-day Waiver letter from 01/18/09 was received.**

A motion was made, seconded and carried (Holz/Demarest) to recommend that the Pocono Twp. Supervisors accept the 90-Day Waiver letter from 01/18/09 - until 04/18/09 - for the Snyder Major Subdivision Preliminary Plan, and that this be the last recommendation waiver unless an explanation is provided as to why this plan has not had any action, and also that the Planning Commission table the plan.

3) Pocono Manor Tentative Planned Residential Development Preliminary Plan - \$10,610.00 Plan fee paid. \$1,900.00 Stormwater Management fee paid. Plan was submitted for the 11/14/07 P.C. meeting. The plan was tabled at the 11/24/08 P.C. meeting. **The Supervisors at their 12/02/08 meeting accepted a time extension until 04/30/09, as requested. An extension request should be received by 03/09/09, if necessary, because this plan is of the PRD type. See above motion for tabling of the plan.**

4) Camelback Hotel and Waterpark - Land Dev. Plan and Minor Subdivision. \$1,990.00 Application fee paid. Plans were presented 05/30/08 for the 06/09/08 P.C. meeting. RFMs The plan was tabled at the 11/24/08 P.C. meeting. **The Sup'v. at their 12/02/08 meeting accepted an extension letter until 01/30/09, as requested. The last P.C. meeting is 01/12/09; the last Sup'v. meeting is 01/19/09 (Holiday). See above motion for tabling.**

5) The Lands of The Spirit of Swiftwater, Inc. (Office) Plan was submitted on 06/13/08 for the 06/23/08 P.C. meeting. The plan was tabled at the 11/24/08 P.C. meeting. **The Sup'v. at their 11/17/08 meeting accepted a 90-day Waiver letter - through 02/08/09 - as requested. The last P.C. meeting is 01/26/09; the last Sup'v. mtg. is 02/02/09. A revised plan was received at the 11/10/08 P.C. meeting. See above motion for tabling of the plan.**

PRESENTATION OF SKETCH PLANS: None

PRESENTATION OF VARIANCE, ETAL, APPLICATIONS: 1) An application for a Variance Hearing was received for CBH20 Camelback regarding truck loading and unloading requirements. The time and date for this hearing have not yet been established.

UNFINISHED BUSINESS: 1) Mr. Carson Helfrich, planner, has previously met with applicable parties for joint work sessions regarding Township ordinances. **The next Joint Work Session will be held at 6:00 p.m. on Thursday, January 8, 2009, at the Pocono Twp. Municipal Building, Tannersville, PA.** Pizza and Soda will be served. **Who will attend?**

NEW BUSINESS: 1) D. Schmoyer is scheduled to represent the P.C. at the 12/15/08 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building.

PUBLIC COMMENTS: None

ADJOURNMENT: A motion was made, seconded and carried (Holz/Schmoyer) to adjourn until the Reorganization/Regular meeting on Monday, 01/12/09, at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:

Jane Cilurso, Secretary